

Prepared by and Return to  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, MS 38671  
601393-4450

BK 0370 PG 0298

STATE MS. - DESOTO CO.  
FILED

APR 3 4 43 PM '00

WARRANTY DEED

BK 376 PG 298  
W.E. DAVIS CH. CLK.

FIDELITY DEVELOPMENT, LLC,  
A MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTOR(S)

TO

WENSTAR PROPERTIES, L.P.,  
A MISSISSIPPI LIMITED PARTNERSHIP

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIDELITY DEVELOPMENT, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto WENSTAR PROPERTIES, L.P., a Mississippi Limited Partnership, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**PARCEL 1:**

Lot 1 of Phase 1 of Fidelity Commercial Subdivision in Section 13, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 70, Page 48, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**PARCEL 2:**

Lot 2 of Phase 1 of Fidelity Commercial Subdivision in Section 13, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 70, Page 48, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**PARCEL 3:**

Commencing at the Northeast corner of the Southeast Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi; thence South 87°38'45" West, a distance of 1857.90 feet to a 3/8" rebar set on the south right of way of Commerce Street (160.00' wide) being the northwest corner of the Downen property as recorded in Deed Book 274, Page 26; thence South 2°38'29" East along said Downen west line, a distance of 250.08 feet to a 2" pipe found, also being the Point of Beginning; thence North 87°52'26" East along said Downen south line, a distance of 225.33 feet to a steel fence rail found; thence South 4°23'15" East along the west line of the Carey property as recorded in Deed Book 331, Page 554 and Deed Book 328, Page 258 and the west line of the Scruggs property as recorded in Deed Book 323, Page 438, a distance of 844.59 feet to a steel fence rail found being in the north line of the Alumax Property as recorded in Deed Book 307, Page 254; thence South 84°04'20" West along Alumax north line, a distance of 407.83 feet to a 3/8" rebar set being the southeast corner of the Whitfield tract as recorded in Deed Book 331, Page 288; thence North 16°10'50" West along said line, a distance of 163.00 feet; thence North 12°00'00" West along the Whitfield and the Catholic Church lines, a distance of 723.57 feet to a 1/2" rebar set at the southwest corner of Lot #1 of Fidelity Commercial Subdivision; thence North 87°52'26" East along said right of way, a distance of 311.94 feet to the Point of Beginning, containing 9.42, more or less, acres (410,435, more or less, square feet of land) being subject to all codes, regulations, revisions, easements, subdivision covenants, and rights of way of record.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi, and further subject to the following, to-wit:

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

2. Easement in favor of Mississippi Power & Light Company recorded in Deed Book 25, Page 406, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Water meter, sewer manhole, 50' building setback and proposed right of way acquisition by M.D.O.T., all as are shown on survey of Russell & Company, last dated March 30th, 2000.
4. Easements, restrictive covenants and building setback lines as are shown on the recorded plat.

Taxes for the year 2000 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized member of said limited liability company this 3rd day of April, 2000.

FIDELITY DEVELOPMENT, LLC

BY

William P. Myers  
William P. Myers, Signatory Member

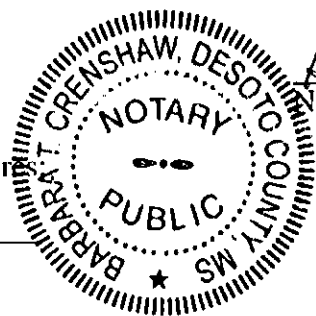
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 3rd day of April, 2000, within my jurisdiction, the within named William P. Myers, who acknowledged that he is the signatory member, of Fidelity Development, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

My Commission Expires

11/28/00



Barbara T. Crenshaw  
Notary Public

GRANTOR(S) ADDRESS:

140 West Center Street  
Hernando, MS 38632  
(B) 662-429-1994

GRANTEE(S) ADDRESS:

245 Wagner Place  
Memphis, TN 38103  
(B) 901-526-5000